

FEE \$	10.00
TCP	\$2554.00
SIF \$	460.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 271 Silvertip Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-301-35-011 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2543  
 Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 9606  
 Filing 3 Block 3 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,355  
 Height of Proposed Structure 21'

**OWNER INFORMATION:**

Name Unaweeep Heights, LLC.  
 Address 480 W. Park Dr. Ste 200  
 City / State / Zip Grand Jct, CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Western Constructors  
 Address 480 W. Park Dr. Ste 200  
 City / State / Zip Grand Jct, CO 81505  
 Telephone (970) 241-5457

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

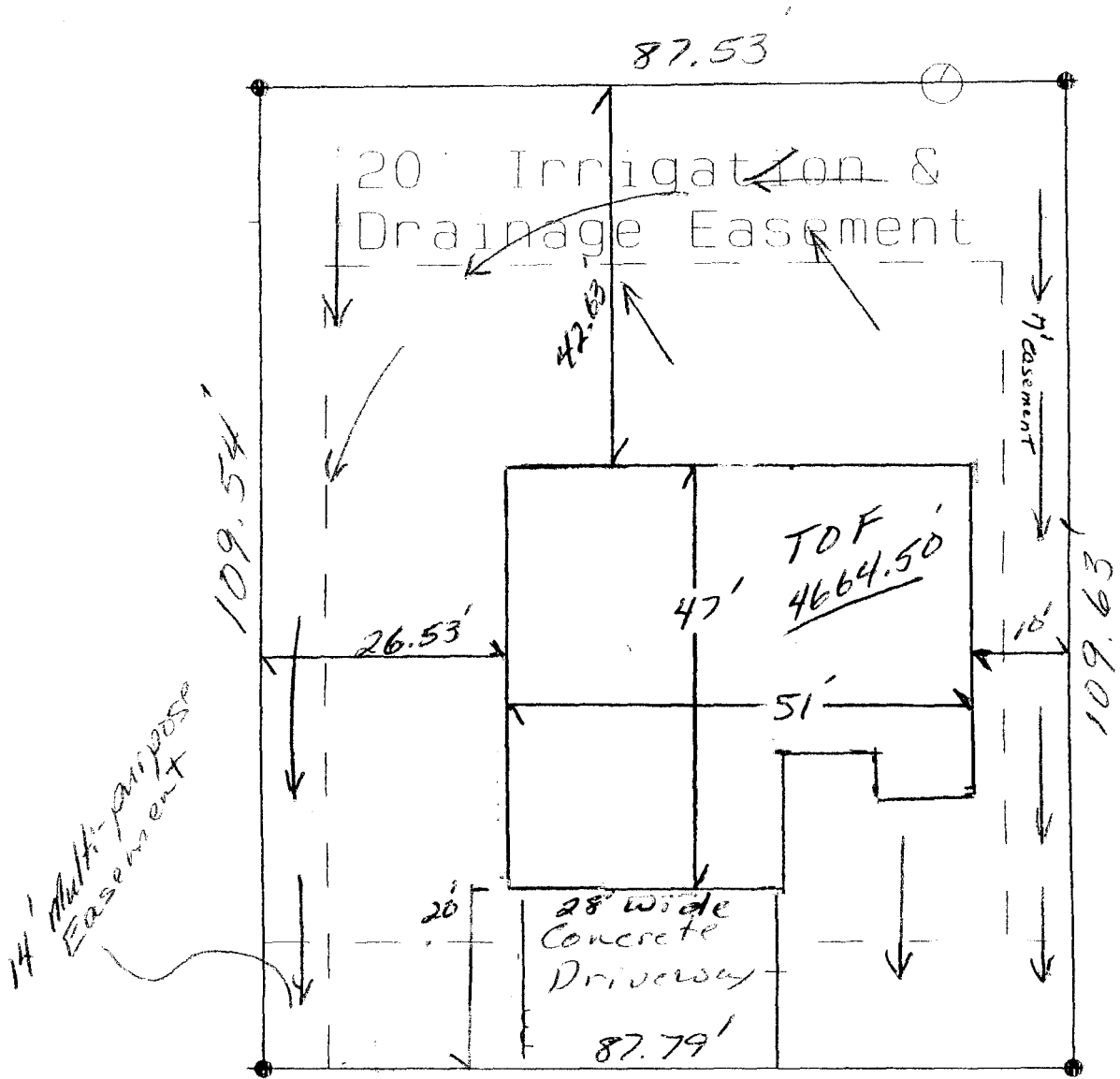
ZONE R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 40' Parking Requirement 2  
 Voting District "E" Driveway Location Approval bit (Engineer's Initials) Special Conditions Eng Foundation Req'd

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

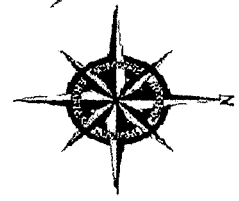
Applicant Signature Jeri Sagillo Date 8/2/10  
 Planning Approval Baylen Henderson Date 8/13/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>OMSD</u>
Utility Accounting <u>(circled)</u>	Date <u>8/13/10</u>		



ACCEPTED 11 14 Silvertip Way

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EACH SETBACK.



Legal: Lot 11 Block 3

Scale: Horiz. 1"=20'

Unawep Heights Subdivision

Front Setbacks	<u>20'</u>
Side Setbacks	<u>7'</u>
Rear Setbacks	<u>25'</u>

Street Address: 271 Silvertip  
 House sq.ft: 2543  
 Garage sq.ft: 660  
 Covered Porch/Patio: 152  
 Lot Size: 9606 SF  
 Drainage Type: A

Min TOF 4664.5  
 Mas TOF 4666.5  
 x-spot elevations  
 utility peds